



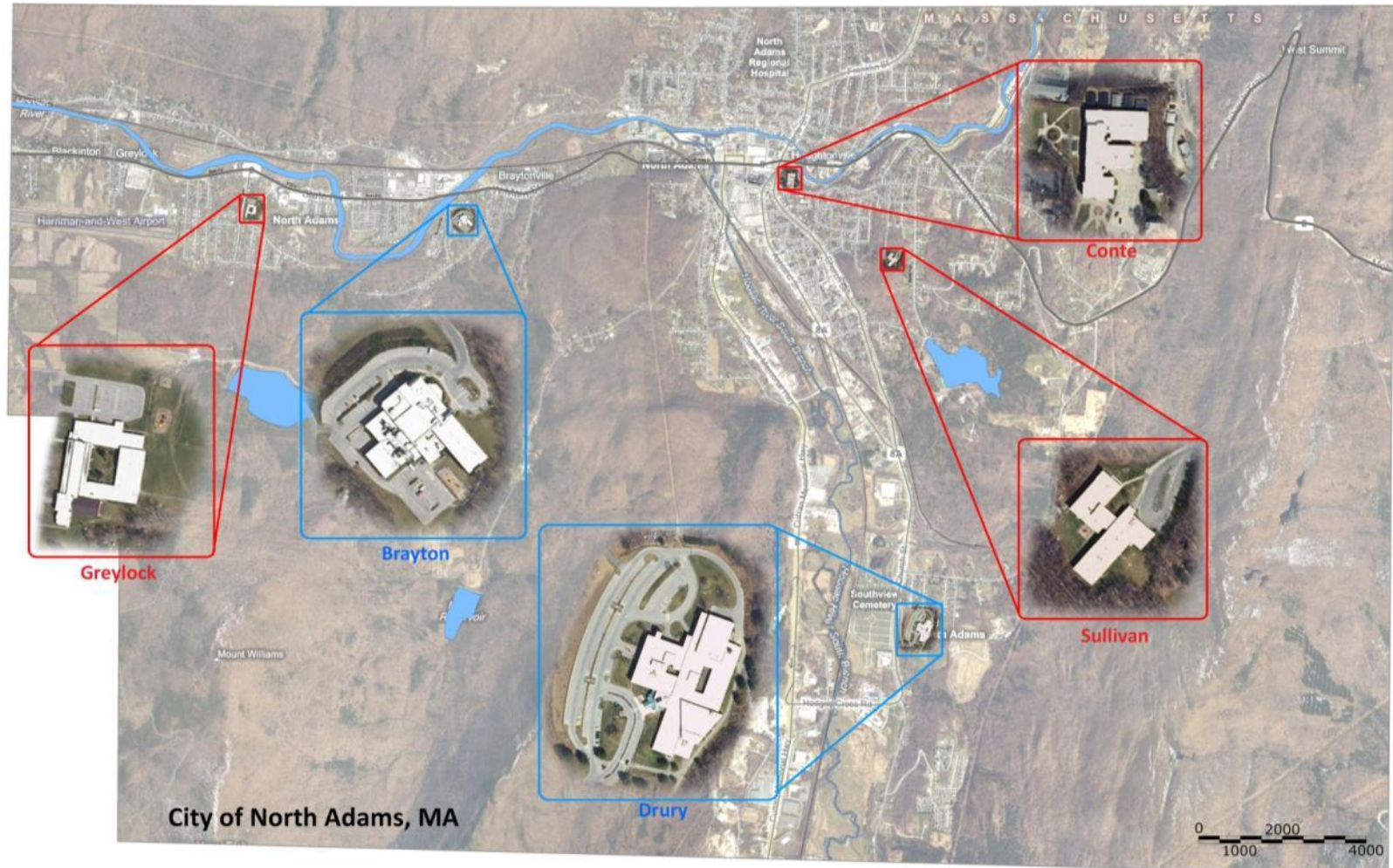
NORTH ADAMS SCHOOL IMPROVEMENT PROJECT: **PROGRESS REPORT** MARCH 2011

SBS Project Management
Margo Jones, Architects

North Adams Public Schools

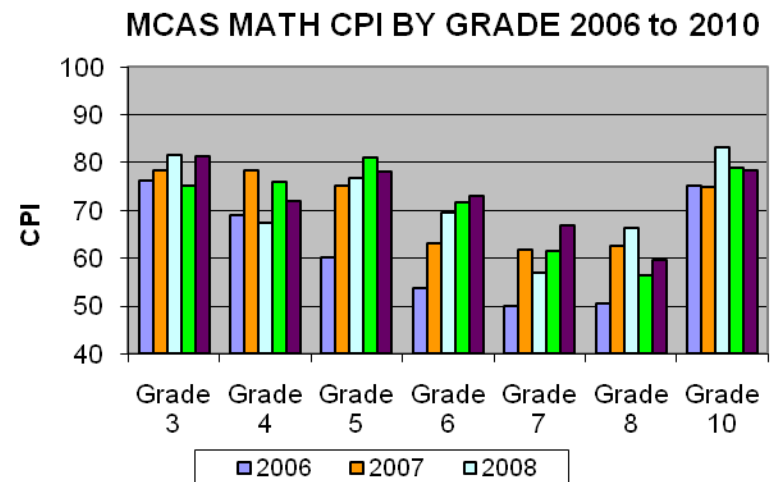
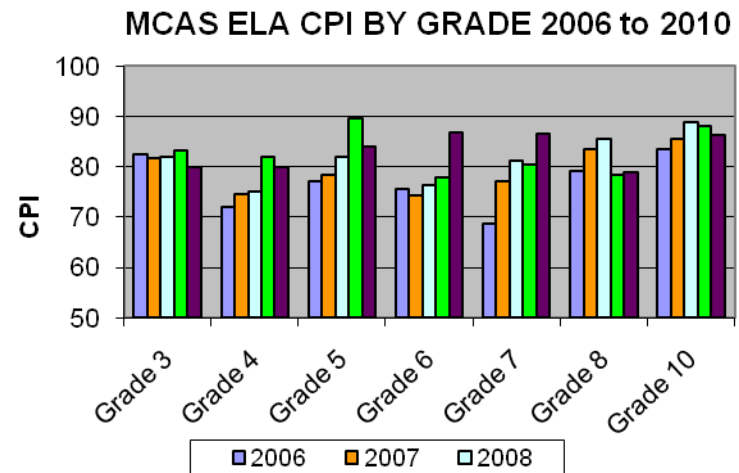
- Small western MA city: 13,800 pop.
- Six occupied school facilities:
 - ▣ Drury HS, Grade 8-12, 1994, 625 pupils
 - ▣ Brayton PK-7, 1994, 465 pupils
 - ▣ Sullivan K-7, 1964, 270 pupils
 - ▣ Greylock K-7, 1952-1964, 266 pupils
 - ▣ Alternative programs, Johnson, 1895
- Conte Middle School, closed in 2009
- Spring, 2010: Feasibility Study Agreement issued for “accommodation of 620 K-7 students between the Sullivan and Greylock facilities.”

Existing School Locations

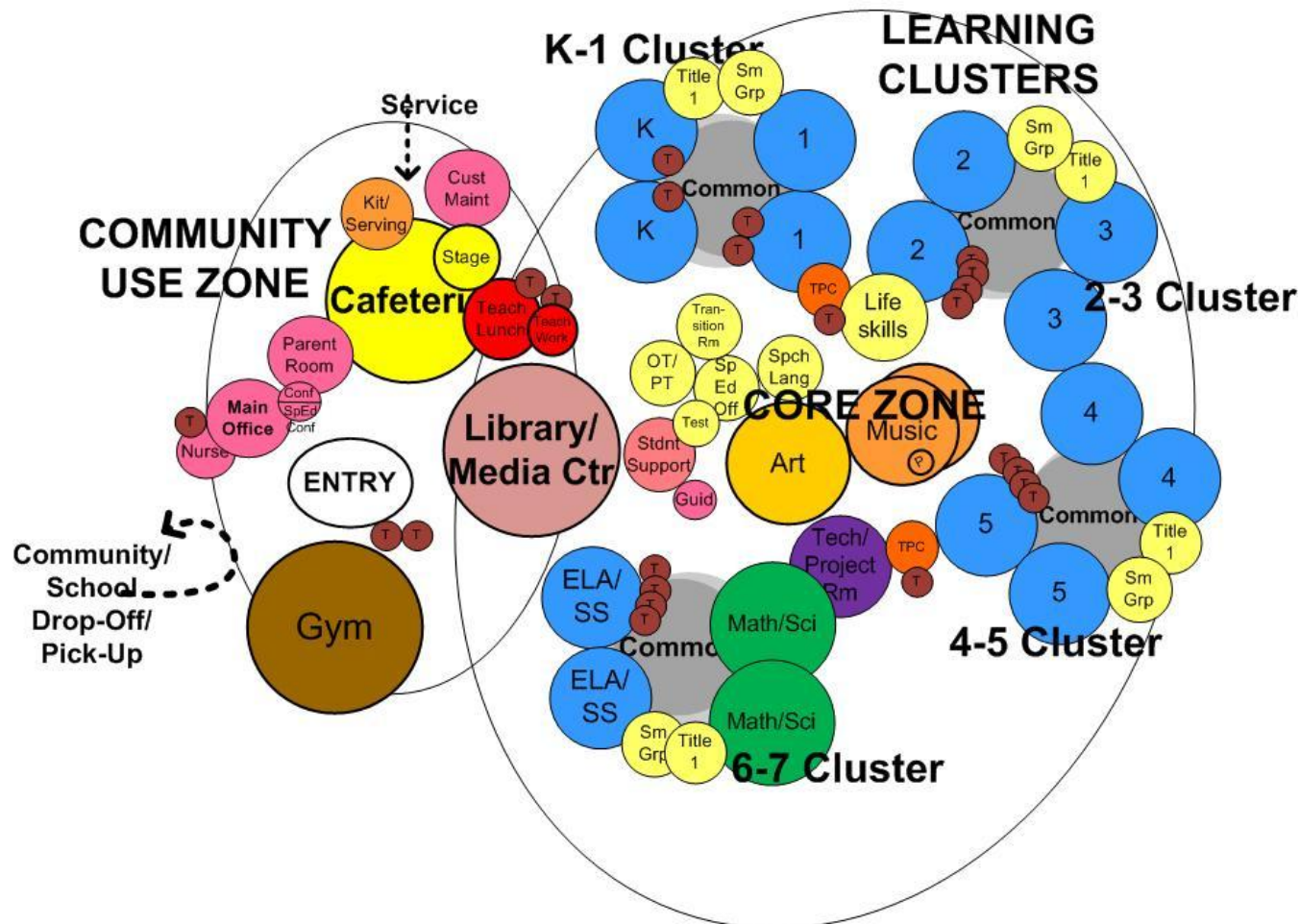


K-7 Grade Configuration Rationale

- Budget cuts forced closure of Conte Middle School in 2009.
- 8th grade was moved to Drury HS, which works well for students: one more year to prepare for 10th grade MCAS, & wider range of academic and sports offerings
- 6th and 7th grades were returned to their elementary schools.
- K-7 at Greylock and Sullivan, while crowded, has worked well:
 - ▣ MCAS scores are up;
 - ▣ Behavior problems are down.
 - ▣ Lower busing costs (\$160K)
 - ▣ One less transition for the student
- Fewer 9th graders choosing out of district.



Preferred Space Program Developed for K – 7 school



NORTH ADAMS K-7 310 STUDENT SCHOOLS

Space Program for **K – 7** school for 310 pupils (new or addition/ renovation): **76,600** gsf

- ❑ Academic and Special Education space needs given priority
- ❑ Designed for teaching 21st Century Skills
- ❑ Fosters community within each neighborhood school
- ❑ Is spatially compact and efficient
- ❑ Is flexible for growth and change
- ❑ Will create equity across elementary schools
- ❑ Brayton to retain Pre-K program

Room Type	Area Total (NSF)
CORE ACADEMIC SPACES	17,580
SPECIAL EDUCATION	7,200
ART & MUSIC	4,125
VOCATIONS & TECHNOLOGY	3,200
HEALTH & PHYSICAL EDUCATION	6,250
MEDIA CENTER	2,224
DINING & FOOD SERVICE	5,638
MEDICAL	540
ADMINISTRATION & GUIDANCE	2,249
CUSTODIAL & MAINTENANCE	1,835
OTHER	225
Total Building Net Floor Area (NFA)	51,066
Total Building Gross Floor Area (GFA)	76,599
Grossing factor (GFA/NFA)	1.5
Proposed Student Enrollment	310

Space Program for **K – 7** school for 620 pupils (new): **124,500 gsf** (under review)

- Academic and Special Education space needs given priority
- Designed for teaching 21st Century Skills
- Would be organized as **two schools within a school**
- Only one site is available for such a school: Greylock
- Greylock site would require increased busing.
- Brings back the issues of a larger school: behavior and adjustments

Room Type	Area Total (NSF)
CORE ACADEMIC SPACES	35,160
SPECIAL EDUCATION	12,000
ART & MUSIC	5,625
VOCATIONS & TECHNOLOGY	3,200
HEALTH & PHYSICAL EDUCATION	8,250
MEDIA CENTER	3,585
DINING & FOOD SERVICE	9,077
MEDICAL	640
ADMINISTRATION & GUIDANCE	3,073
CUSTODIAL & MAINTENANCE	2,188
OTHER	225
Total Building Net Floor Area (NFA)	83,023
Total Building Gross Floor Area (GFA)	124,535
Grossing factor (GFA/NFA)	1.5
Proposed Student Enrollment	620

Existing Conditions:



1. Greylock Elementary School



2. Sullivan Elementary School



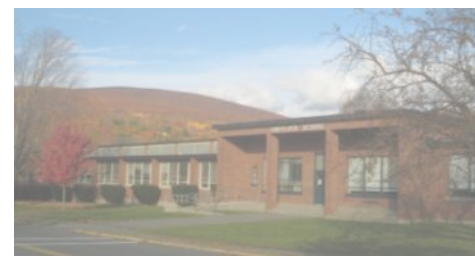
3. Conte Middle School

Existing Conditions, to name a few:

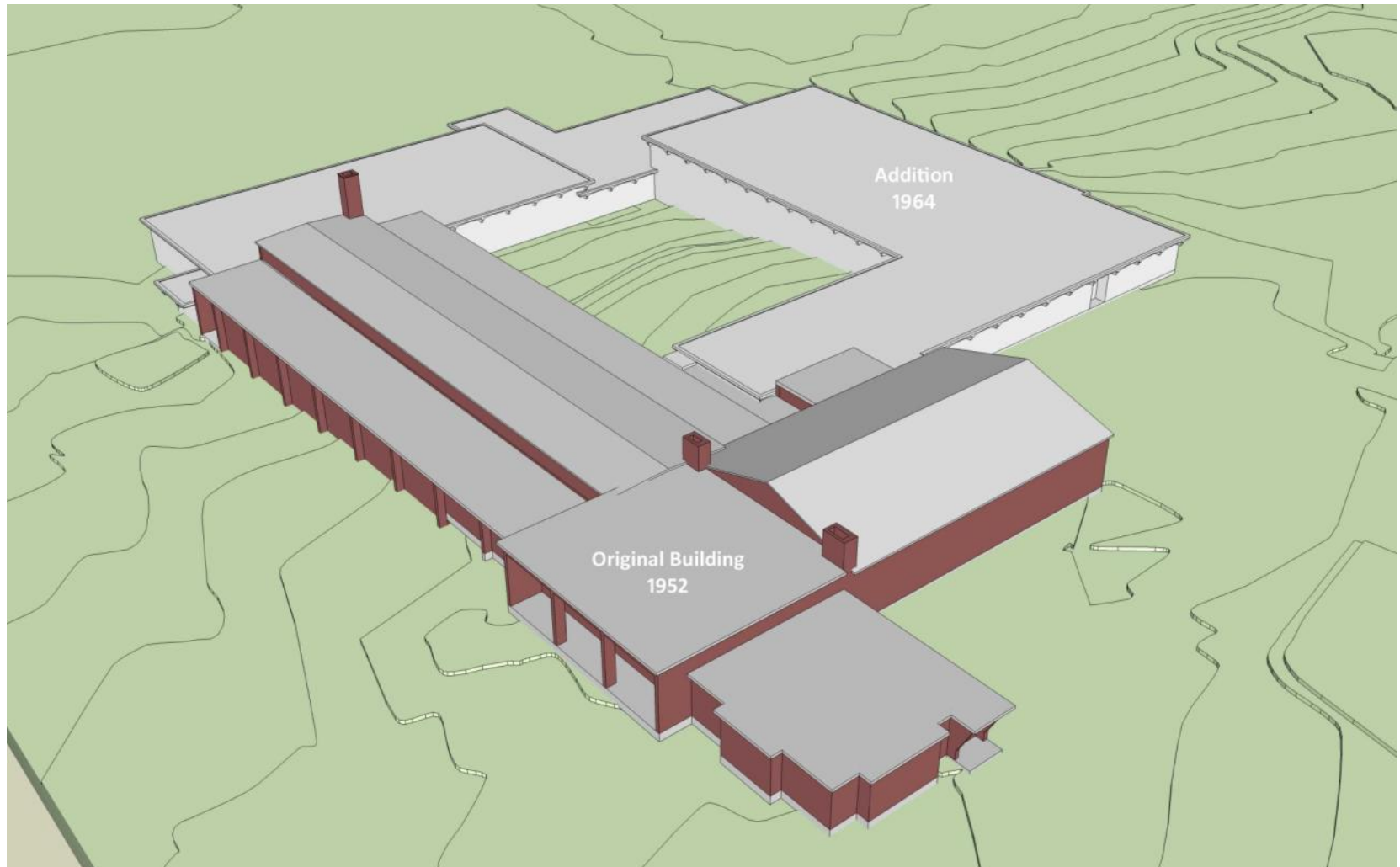
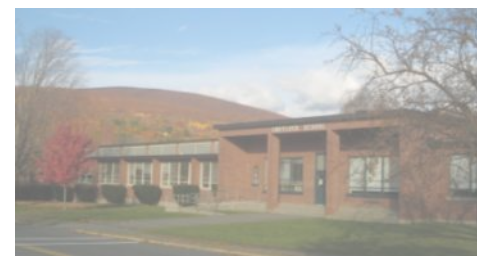
- ❑ Outdated HVAC & electrical systems
- ❑ Weak thermal envelope
- ❑ Snow load and structural concerns
- ❑ Inadequate special education spaces
- ❑ Many undersized spaces (Gyms, Libraries & Others)
- ❑ Conte's roof is shot
- ❑ Overcrowding at Greylock, Sullivan & Brayton



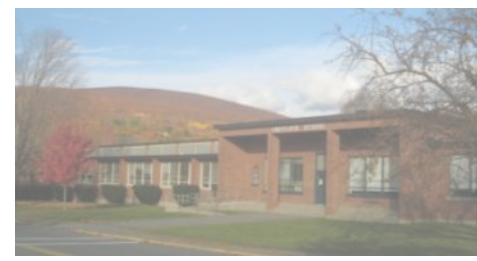
Greylock Existing Conditions



Greylock Existing Conditions



Greylock Existing Conditions



Ground Floor

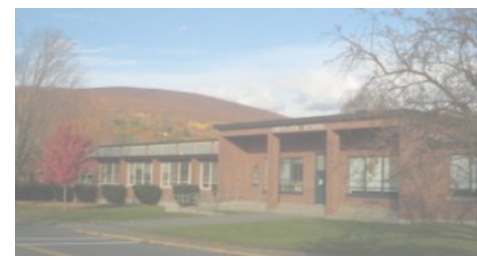


First Floor



KEY	
■	Core Academic
■	Special Education
■	Core Public
■	Vocational / Electives
■	Administration
■	Utility

Strengths & Weaknesses



Strengths:

- ❑ Neighborhood school
- ❑ Large playing fields
- ❑ Relatively flat site & large enough for addition or new school
- ❑ Unique and effective daylighting scheme in original building
- ❑ Nice courtyard
- ❑ Beautiful gym
- ❑ In '64 addition, flexible interiors due to structural clear span of 70'

Weaknesses:

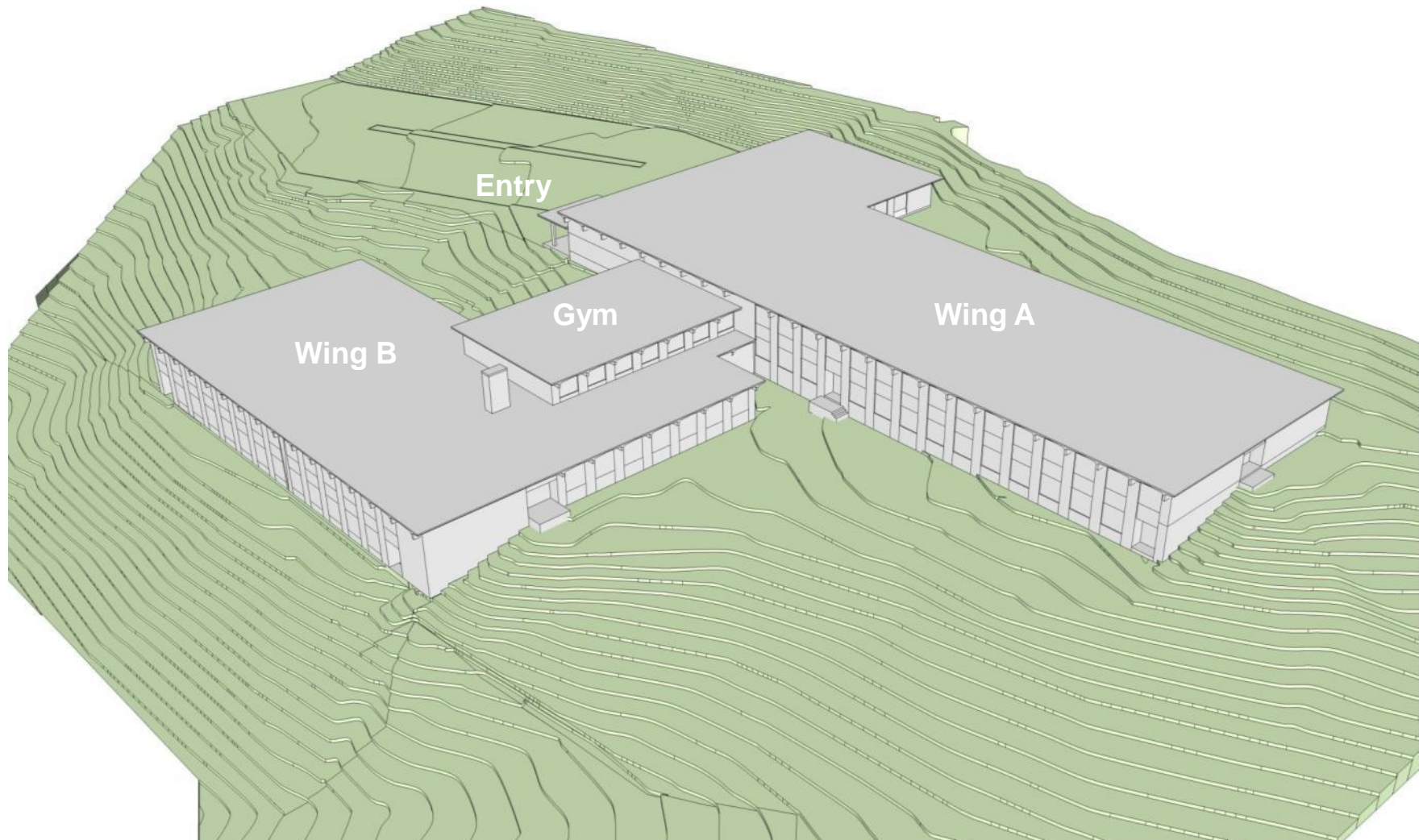
- ❑ Poor heating & ventilating infrastructure
- ❑ 2 levels, not accessible
- ❑ 2 entrances – less secure
- ❑ Poor location of administration
- ❑ Undersized Library (gym to lesser extent)
- ❑ Energy inefficient structural system in addition
- ❑ Seismic & snow-load upgrade expense
- ❑ Significantly overcrowded



Sullivan Existing Conditions



Sullivan Existing Conditions



Sullivan Existing Conditions



Second Floor



First Floor



Ground Floor



KEY	
Core Academic	Core Public
Special Education	Vocational / Electives
Administration	Utility

Strengths & Weaknesses



Strengths:

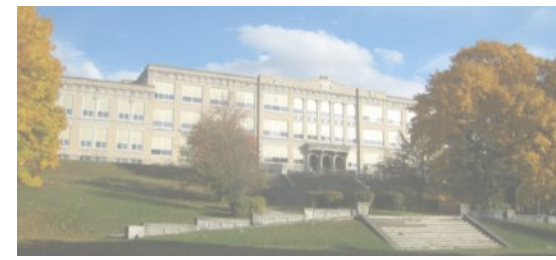
- ❑ Neighborhood school
- ❑ All one age building
- ❑ Large site
- ❑ Flexible structure with a clear span of 70'
- ❑ Well integrated with natural setting
- ❑ Visual connection between classrooms and halls



Weaknesses:

- ❑ Steeply sloped site
- ❑ 5 levels and no accessibility between
- ❑ Poor site circulation
- ❑ Energy inefficient structural system
- ❑ Undersized gym and library
- ❑ Seismic & snow-load upgrade expense
- ❑ Poor heating and ventilation infrastructure
- ❑ Lack of play space and playing fields
- ❑ Difficult structure for infrastructure improvements
- ❑ Significantly overcrowded

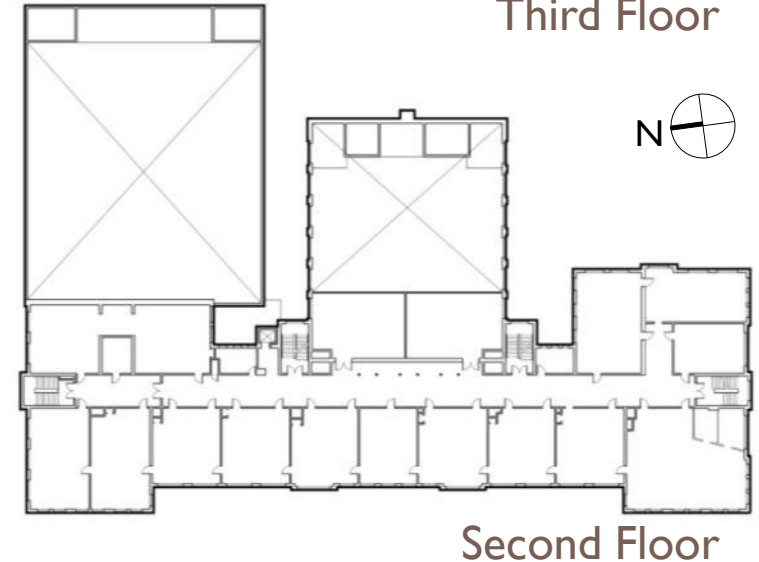
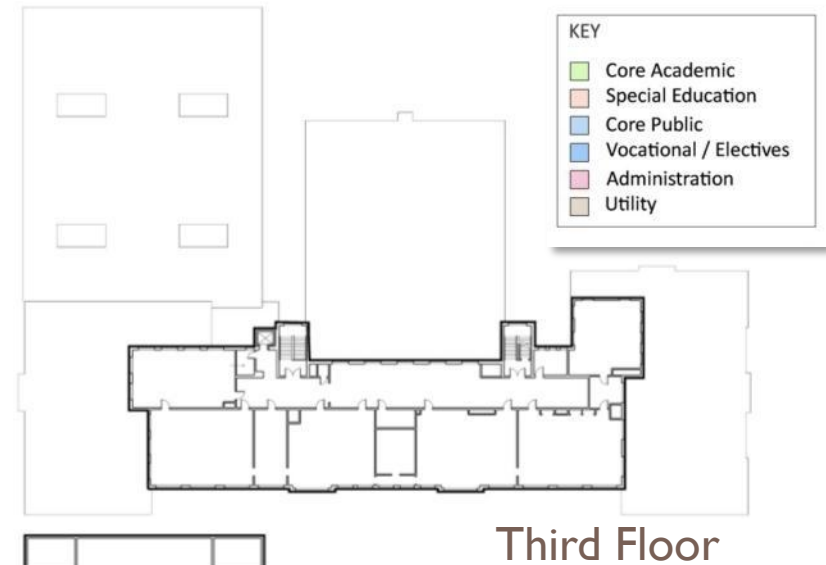
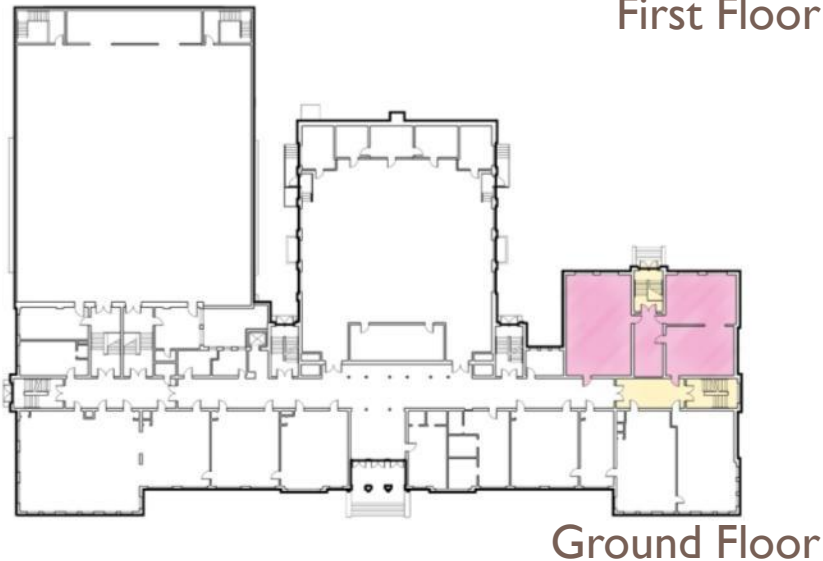
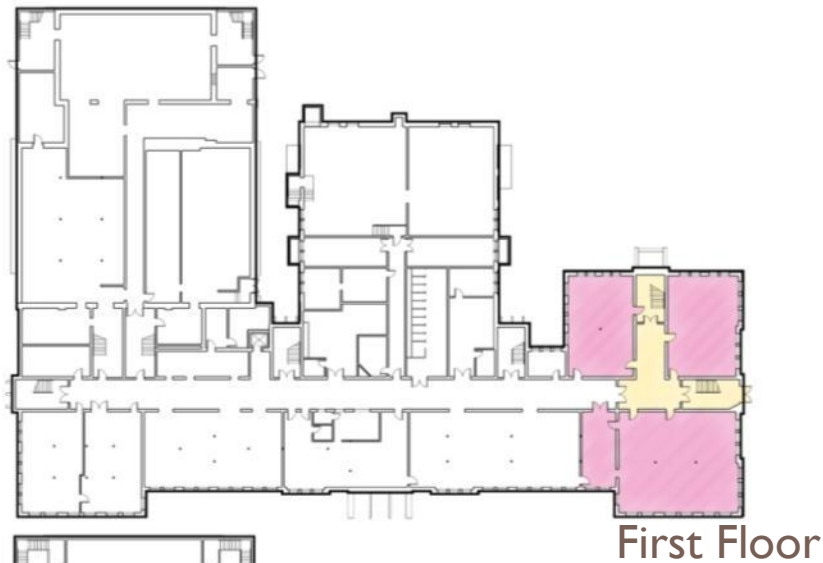
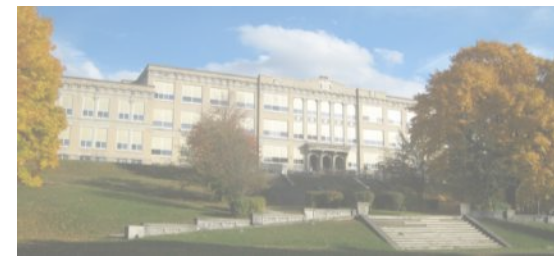
Conte Existing Conditions



Conte Existing Conditions



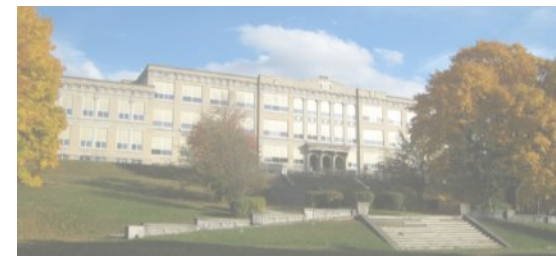
Conte Existing Conditions



KEY	
■	Core Academic
■	Special Education
■	Core Public
■	Vocational / Electives
■	Administration
■	Utility



Strengths & Weaknesses



Strengths:

- ❑ Downtown location
- ❑ Historic building
- ❑ Citizens have sentimental attachment
- ❑ Already big enough, no addition needed
- ❑ Strong, well-built masonry and steel structure
- ❑ High ceilings, good day-lighting
- ❑ Brick, wood, beautiful details

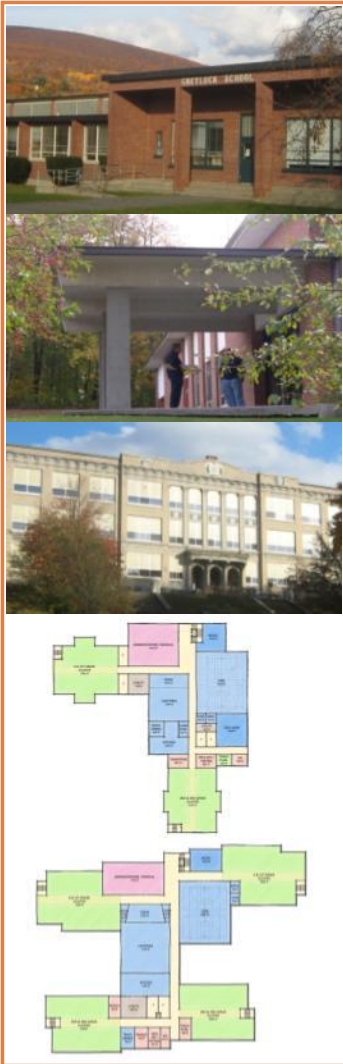
Weaknesses:

- ❑ Small, hilly site
- ❑ Roof and parapet issues
- ❑ Outdated elevator, inaccessible entrances
- ❑ Structure less flexible for 21st century learning
- ❑ Energy inefficient
- ❑ Seismic upgrade expense
- ❑ Lack of playing fields



Alternatives Studied:

(to be combined to meet the needs of 620 pupils)



- IA** Renovation & *Minor* Addition to Greylock School for 310 pupils.
- IB** Renovation & *Major* Addition to Greylock School for 310 pupils.
- 2** Renovation & Addition to Sullivan School for 310 pupils.
- 3** Renovation of Conte School, 310 pupils.
- 4** New 310 pupil K-7 school.
- 5** New 620 pupil K-7 school.

IA - Greylock: Renovation / Minor Addition – Ground Floor



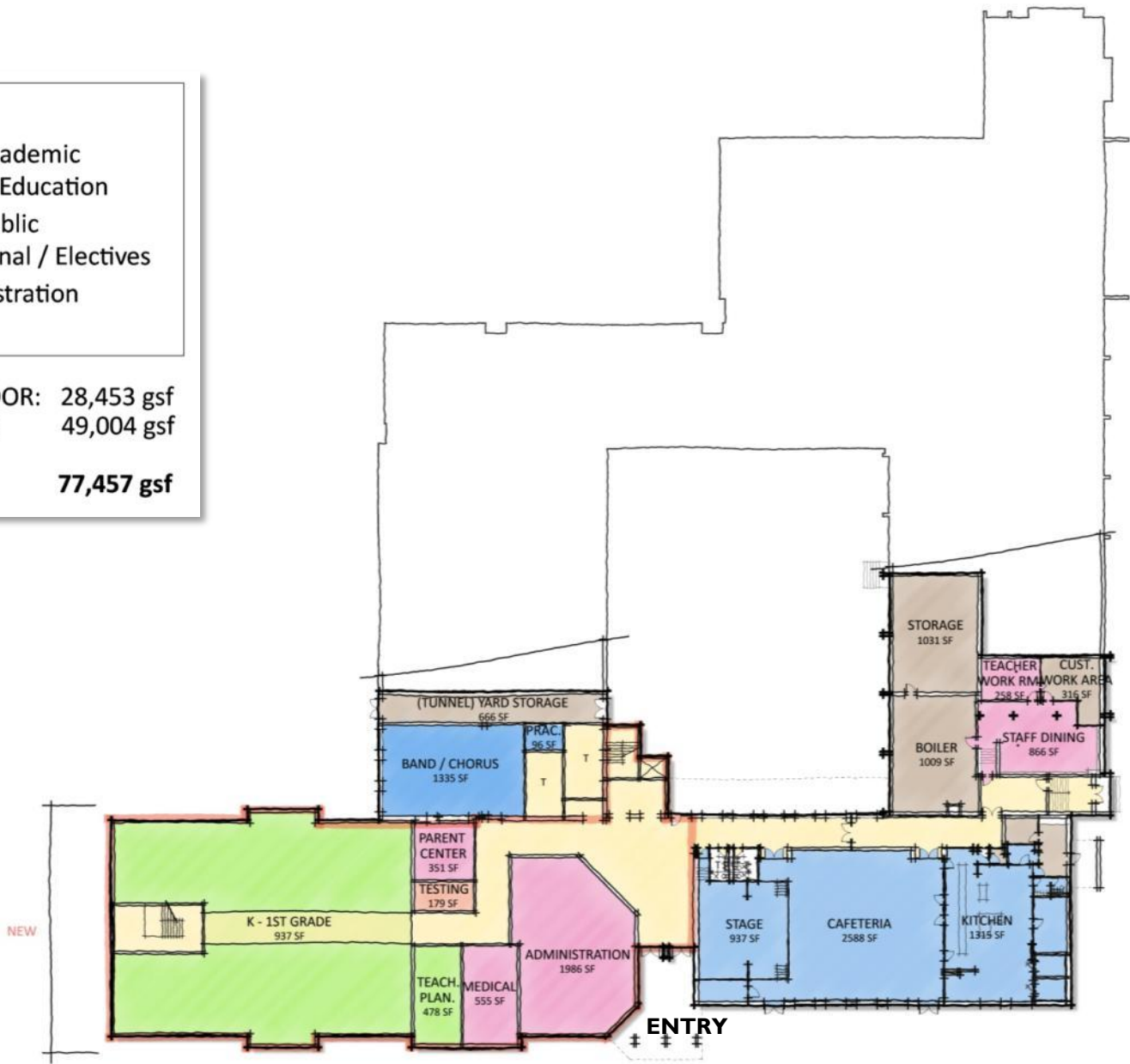
KEY

- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

GROUND FLOOR: 28,453 gsf

FIRST FLOOR: 49,004 gsf

TOTAL: 77,457 gsf



IA - Greylock: Renovation / Minor Addition – First Floor



KEY

- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

GROUND FLOOR: 28,453 gsf

FIRST FLOOR: 49,004 gsf

TOTAL: 77,457 gsf

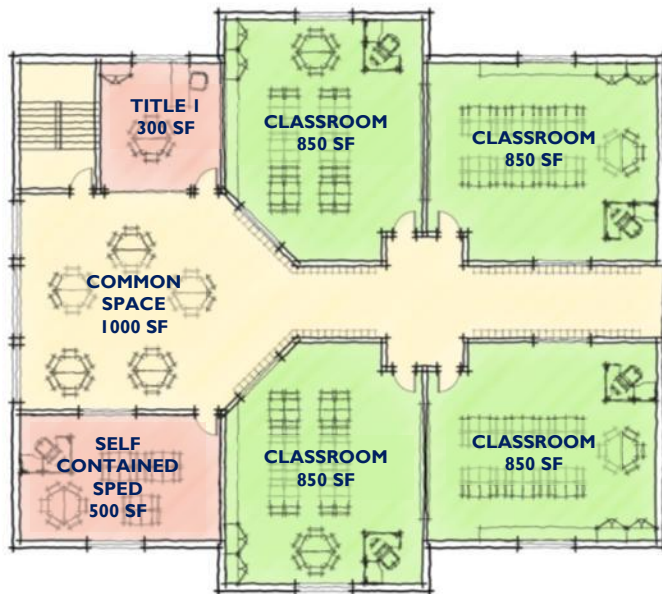


IA - Greylock: Renovation / Minor Addition – Site Plan

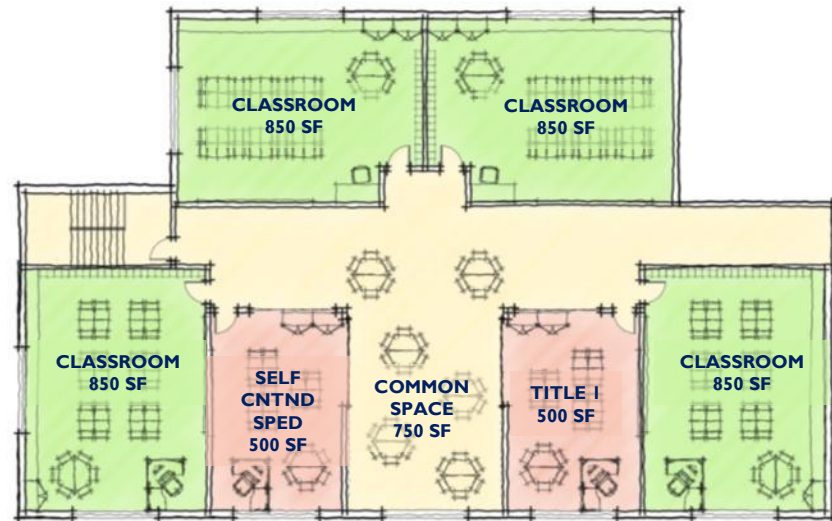


Proposed Cluster Options:

(typical throughout – to be developed further in Schematic Design)



Option A



Option B

IB - Greylock: Renovation / Major Addition – Ground Floor



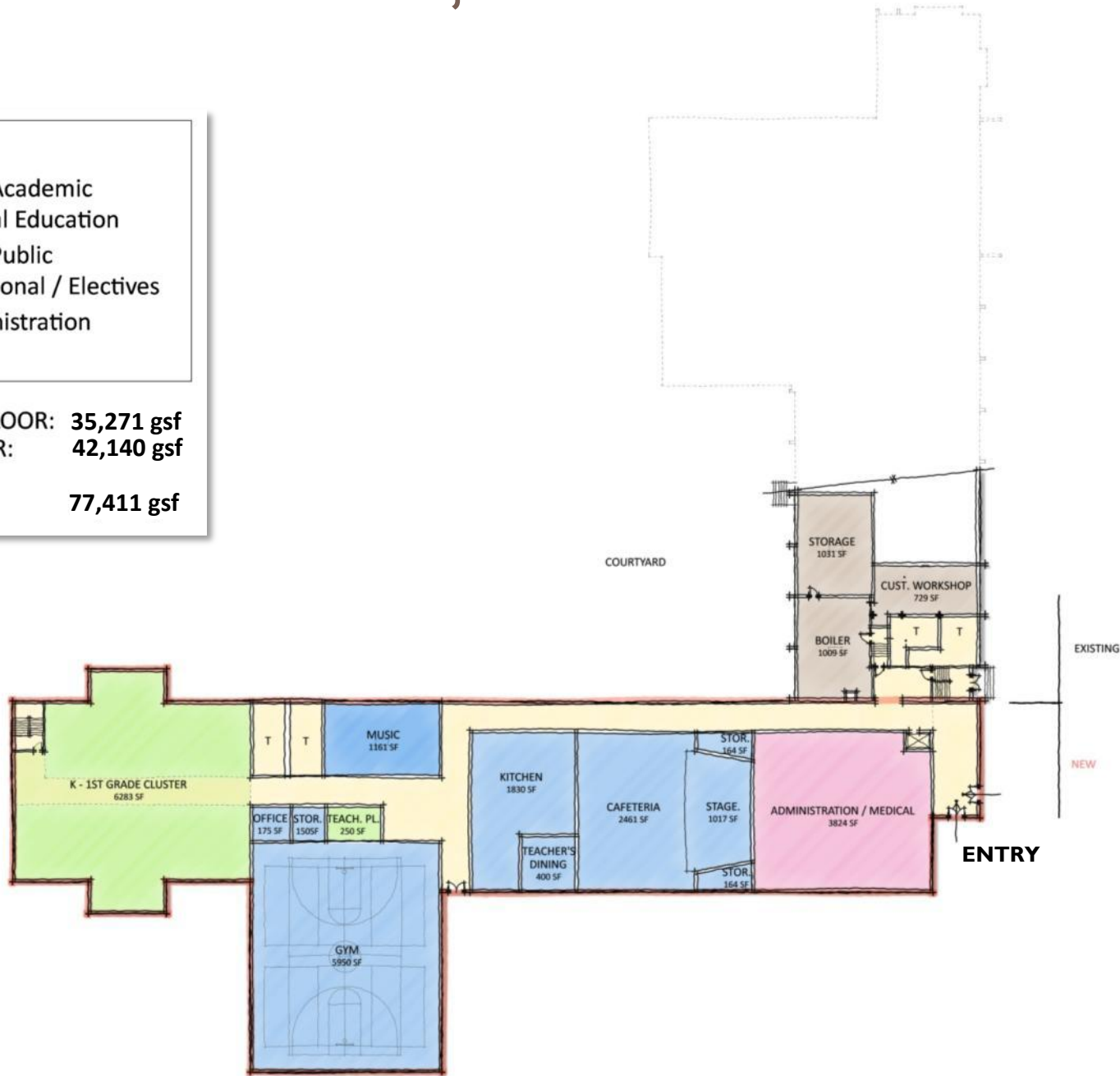
KEY

- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

GROUND FLOOR: 35,271 gsf

FIRST FLOOR: 42,140 gsf

TOTAL: 77,411 gsf



IB - Greylock: Renovation / Major Addition – First Floor



KEY

- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

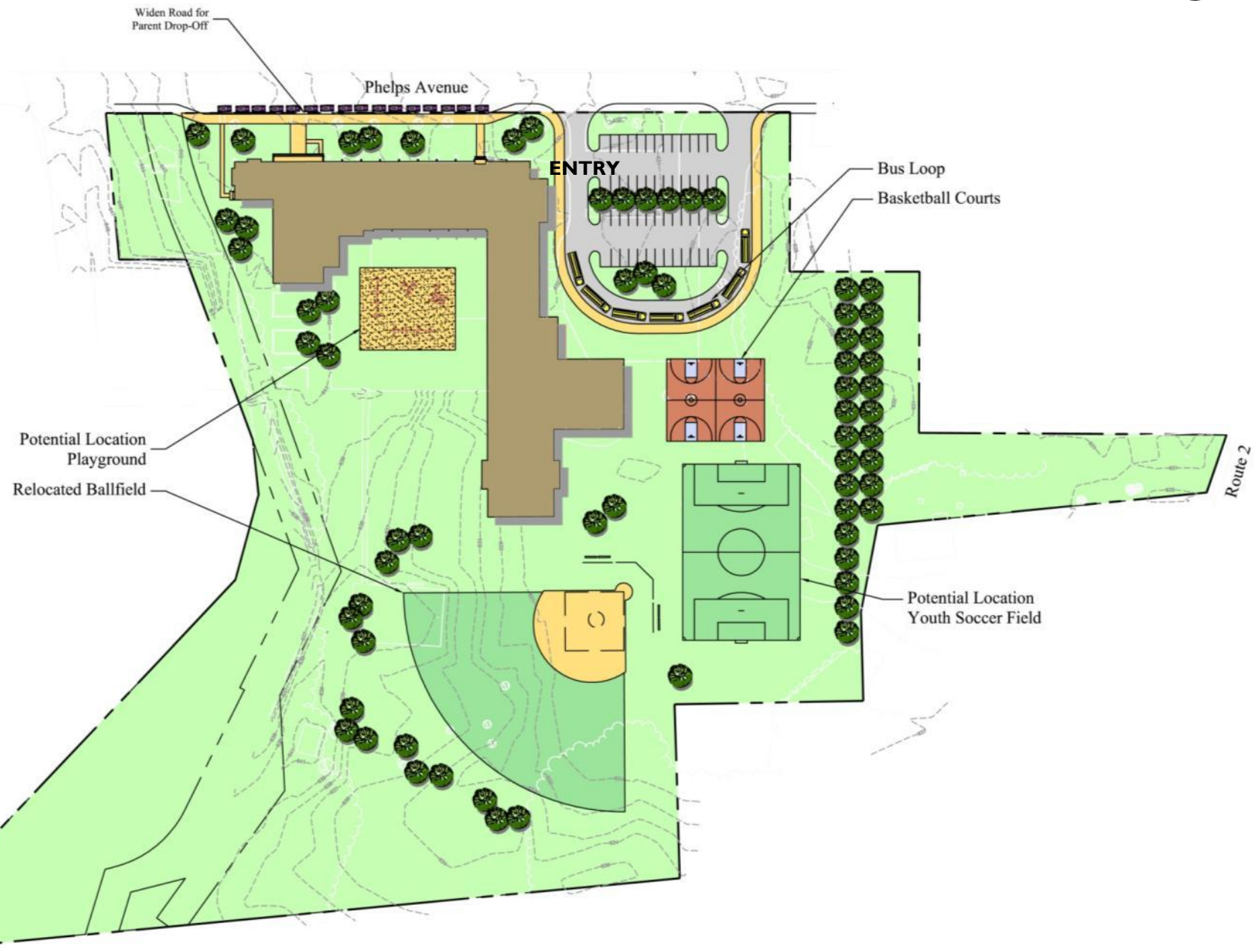
GROUND FLOOR: 35,271 gsf

FIRST FLOOR: 42,140 gsf

TOTAL: 77,411 gsf



IB - Greylock: Renovation / Major Addition – Site Plan



2 - Sullivan: Renovation / Addition – Second Floors A&B



KEY

- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

GROUND FLOOR: 12,885 gsf
FIRST FLOOR: 37,968 gsf
SECOND FLOOR: 25,267 gsf

TOTAL: 76,120 gsf



2 - Sullivan: Renovation / Addition – Ground & 1st Floors



KEY

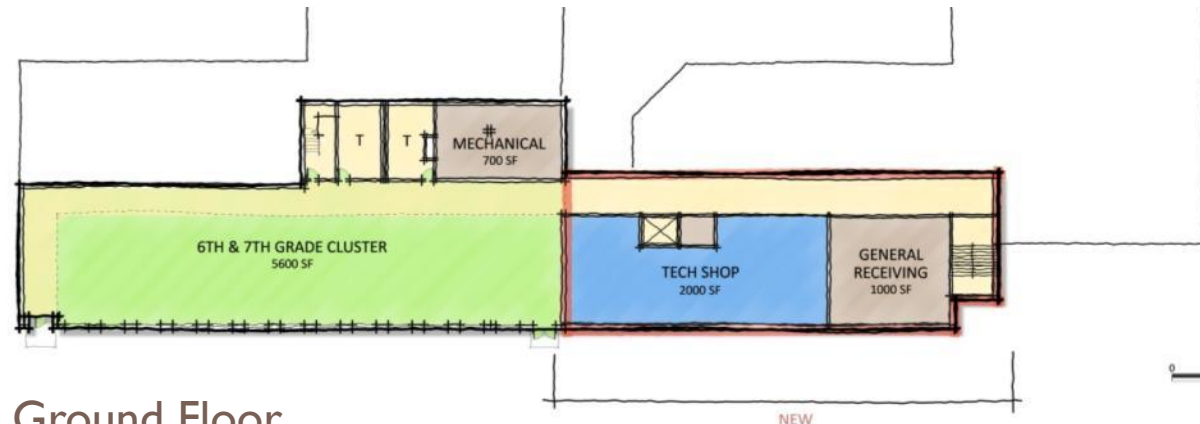
- Core Academic
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

GROUND FLOOR: 12,885 gsf
 FIRST FLOOR: 37,968 gsf
 SECOND FLOOR: 25,267 gsf

TOTAL: 76,120 gsf



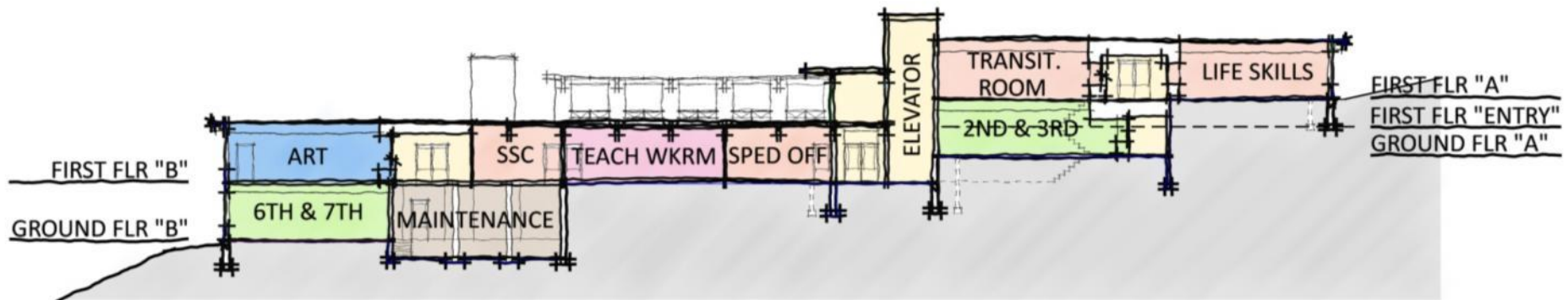
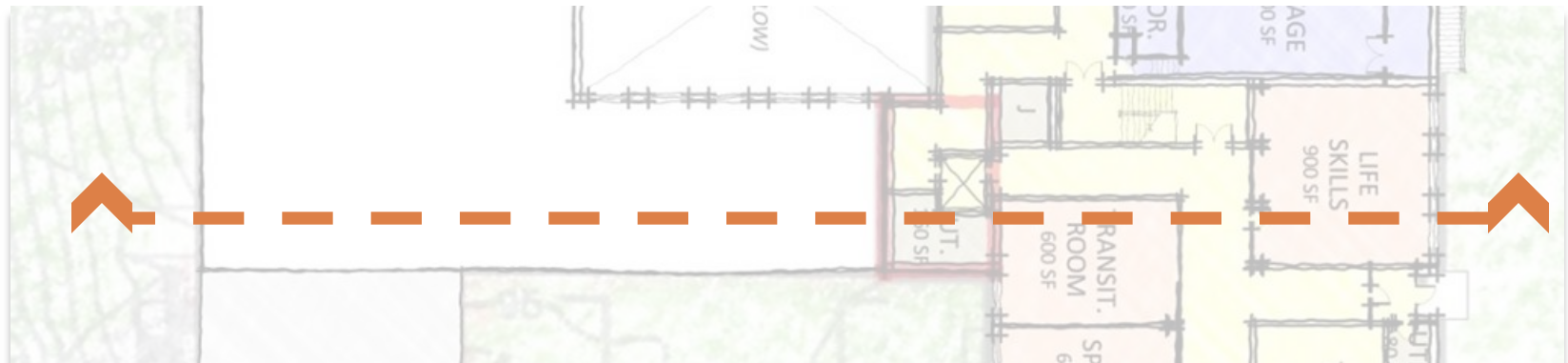
First Floor



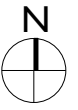
Ground Floor



2 - Sullivan: Renovation / Addition – Section



2 - Sullivan: Renovation / Addition – Site Plan



3 - Conte: Renovation / Addition – Ground & 1st Floor



KEY	
	Classroom K-5
	Special Education
	Core Public
	Vocational / Electives
	Administration
	Utility

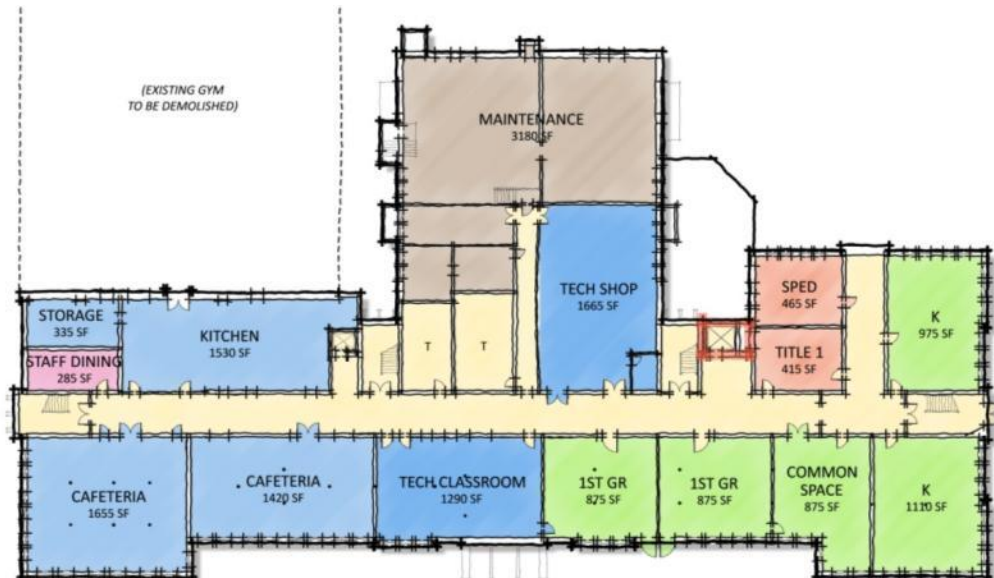
GROUND FLOOR: 25,357 gsf
 FIRST FLOOR: 25,496 gsf
 SECOND FLOOR: 18,202 gsf
 THIRD FLOOR: 10,125 gsf

TOTAL: 79,180 gsf

First Floor









Ground Floor



3 - Conte: Renovation / Addition – Second & Third Floor

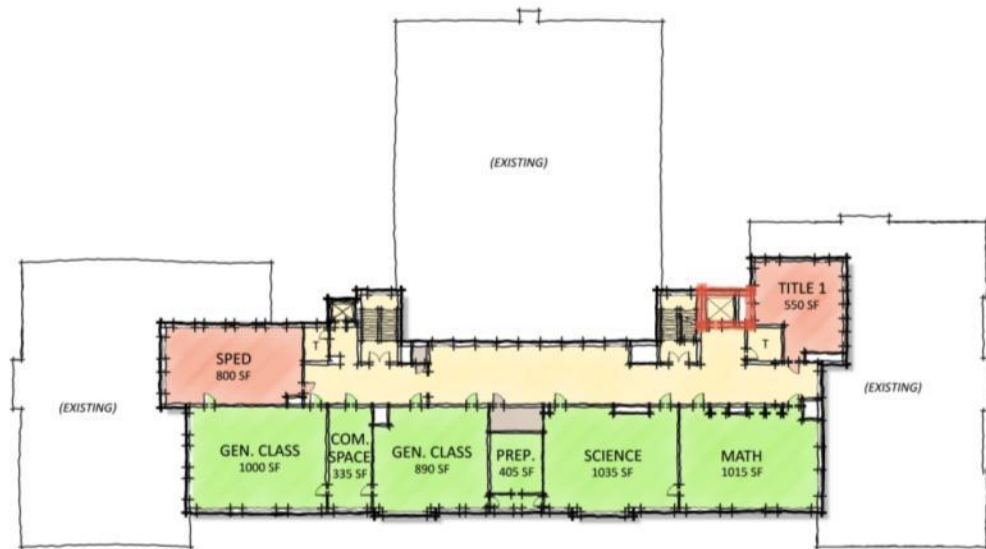


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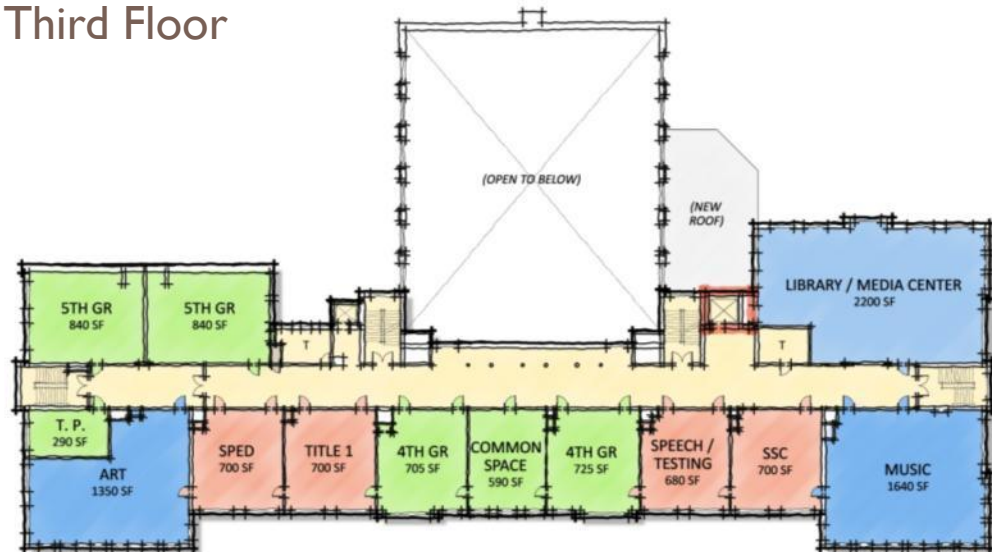
-  Classroom K-5
-  Special Education
-  Core Public
-  Vocational / Electives
-  Administration
-  Utility

GROUND FLOOR: 25,357 gsf
FIRST FLOOR: 25,496 gsf
SECOND FLOOR: 18,202 gsf
THIRD FLOOR: 10,125 gsf

TOTAL: 79,180 gsf

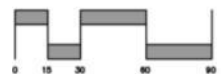


Third Floor

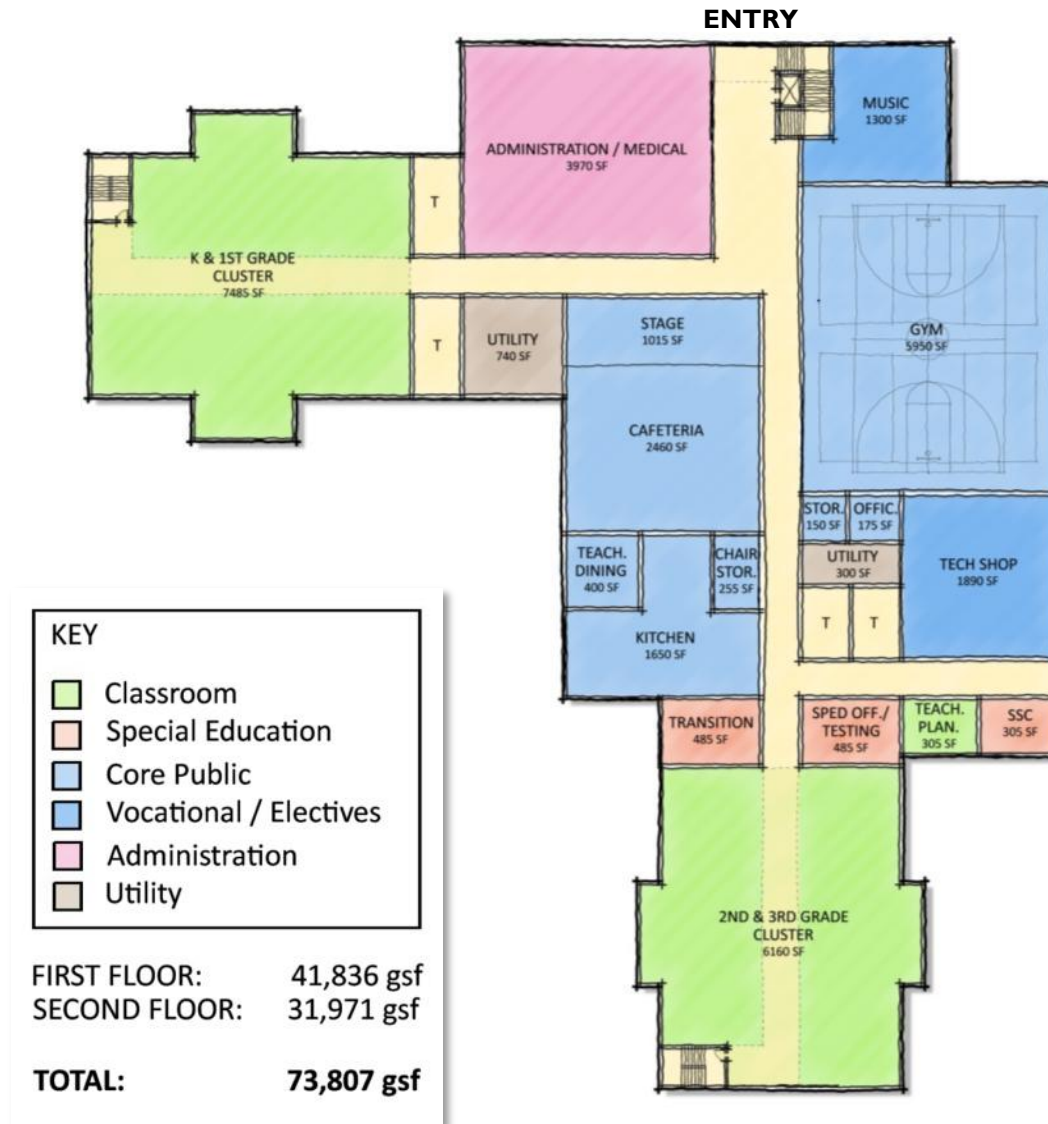


Second Floor

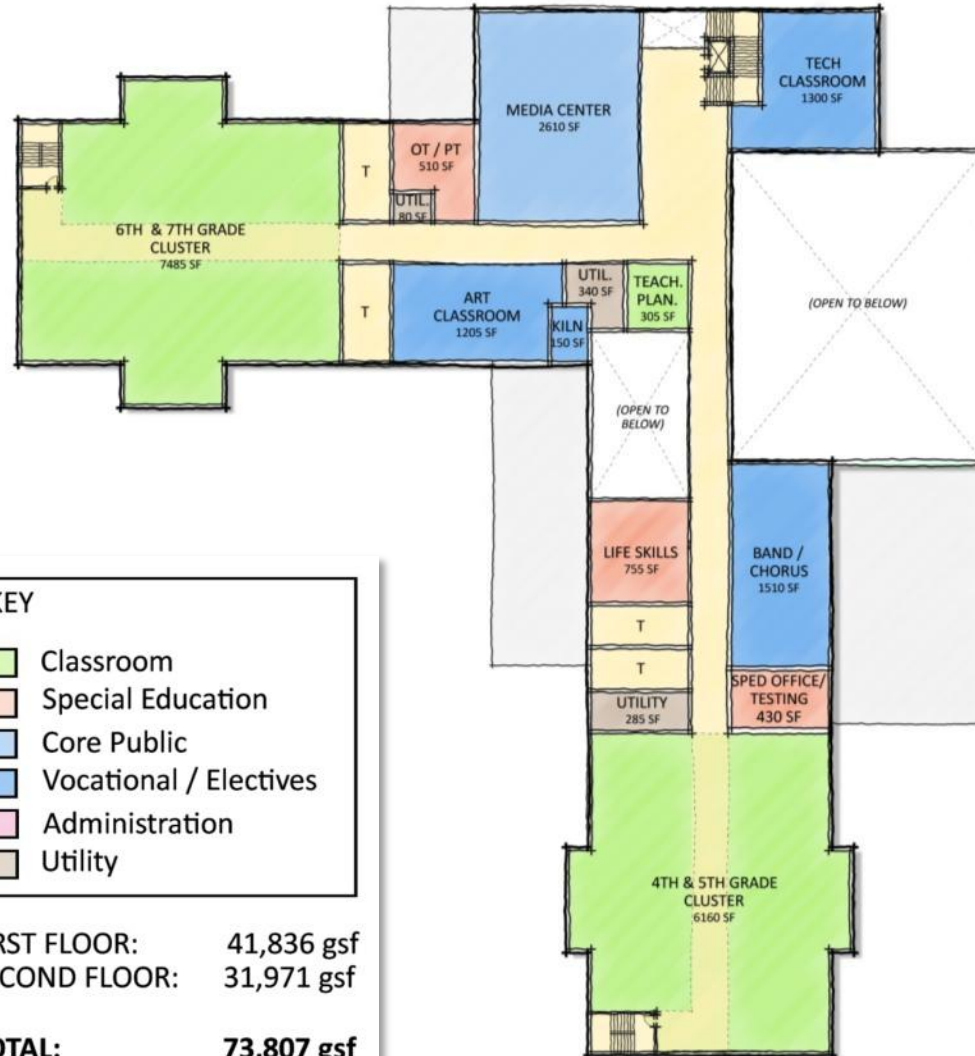
3 - Conte: Renovation / Addition Site – Site Plan



4 - Greylock: New 310 School – First Floor



4 - Greylock: New 310 School – Second Floor



KEY

- Classroom
- Special Education
- Core Public
- Vocational / Electives
- Administration
- Utility

FIRST FLOOR: 41,836 gsf
SECOND FLOOR: 31,971 gsf

TOTAL: 73,807 gsf



4 - Greylock: New 310 School – Site Plan



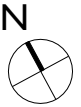
5 - Greylock: New 620 School – First Floor



KEY	
■	Classroom K-3rd Grade
■	Special Education
■	Core Public
■	Vocational / Electives
■	Administration
■	Utility

FIRST FLOOR:	64,248 gsf
SECOND FLOOR:	55,093 gsf
TOTAL:	119,341 gsf

5 - Greylock: New 620 School – Second Floor



KEY	
■	Classroom K-3rd Grade
■	Special Education
■	Core Public
■	Vocational / Electives
■	Administration
■	Utility

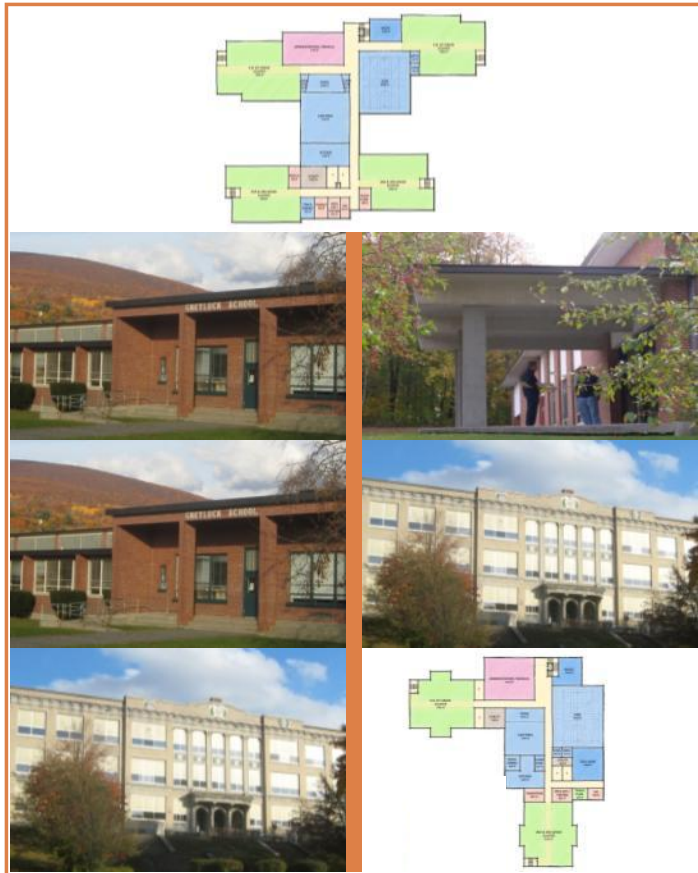
FIRST FLOOR:	64,248 gsf
SECOND FLOOR:	55,093 gsf
TOTAL:	119,341 gsf

5 - Greylock: New 620 School – Site Plan



Possible Solutions for 620 pupils:

(mixing the 5 options above to meet the needs of 620 students)



- 1 New 620 pupil K-7 school on Greylock site
- 2 Greylock Add/ Reno + Sullivan Add/Reno
- 3a Minor Greylock Add/Reno + Conte Reno
- 3b Major Greylock Add/Reno + Conte Reno
- 4 Conte Reno + New 310 School on Greylock site

Estimated Costs:

(to be combined to meet the needs of 620 pupils)

	<u>Area (SF)</u>	<u>Cost / SF</u>	<u>Construction Costs</u>		<u>*Project Costs</u>	<u>Logistics</u>	<u>Phasing Costs**</u>	<u>TOTAL</u>	<u>MSBA Share</u>	<u>No. Adams Share</u>
1. Add / Renovate Greylock	51,374	\$ 210	\$ 10,788,540 Ren.							
	24,800	\$ 265	\$ 6,572,000 New			Busing (1 yr)	\$ 80,000			
	3,198	\$ 20	\$ 63,960 Demo			Adams (1 yr)	\$ 385,000			
			\$ 17,424,500		\$ 22,651,850		\$ 465,000	\$ 23,116,850	\$ 18,121,480	\$ 4,995,370
2. Add / Renovate Sullivan	51,054	\$ 220	\$ 11,231,880 Ren.							
	25,086	\$ 265	\$ 6,647,790 New			Busing (1 yr)	\$ 80,000			
						Adams (1 yr)	\$ 385,000			
			\$ 17,879,670		\$ 23,243,571		\$ 465,000	\$ 23,708,571	\$ 18,594,857	\$ 5,113,714
3. Renovate Conte	76,998	\$ 200	\$ 15,399,600 Ren.							
	1,200	\$ 215	\$ 258,000 New							
	16,517	\$ 18	\$ 297,306 Demo			Move Admin	\$ 100,000			
			\$ 15,954,906		\$ 20,741,378		\$ 100,000	\$ 20,841,378	\$ 16,593,102	\$ 4,248,276
4. New 310 Student School	74,000	\$ 275	\$ 20,350,000 New							
	54,562	\$ 16	\$ 872,992 Demo			Parking (1 yr)	\$ 45,000			
			\$ 21,222,992		\$ 27,589,890		\$ 45,000	\$ 27,634,890	\$ 22,071,912	\$ 5,562,978
5. New 620 Student School	124,534	\$ 275	\$ 34,246,850 New							
	54,562	\$ 16	\$ 872,992 Demo			Busing (1 yr)	\$ 200,000			
						Adams (1 yr)	\$ 385,000			
						Busing	\$ -			
			\$ 35,119,842		\$ 45,655,795		\$ 585,000	\$ 46,240,795	\$ 36,524,636	\$ 9,716,159

Possible Options to Serve 620 pupils:

Combination (Serving 620 Students)	Project Costs	TOTAL (Project Costs + Phasing Costs)	MSBA Share	North Adams Share
1. New 620 Pupil School	\$ 45,655,795	\$ 46,240,795	\$ 36,524,636	\$ 9,716,159
2. Add / Renovate Greylock & Sullivan	\$ 45,895,421	\$ 46,825,421	\$ 36,716,337	\$ 10,109,084
3a. MINOR Greylock & Conte	\$ 43,393,228	\$ 43,958,228	\$ 34,714,582	\$ 9,243,646
3b. MAJOR Greylock & Conte	\$ 45,360,147	\$ 45,925,147	\$ 36,288,118	\$ 9,637,029
4. Renovate Conte & New 310 School	\$ 48,331,267	\$ 48,476,267	\$ 38,665,014	\$ 9,811,253

Solution #1: New 620 School at Greylock



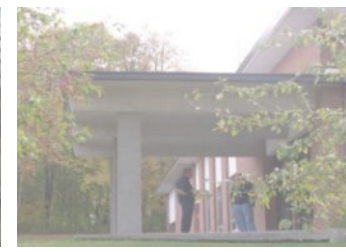
Strengths

- Easier to incorporate desired “cluster” format
- More energy efficient
- New materials throughout
- Potentially more efficient layout

Weaknesses

- Environmental impact of using new materials and demolishing an existing structure(s)
- Strong opposition from town leaders, Building Committee, School Committee & School employees
- Must demolish Greylock to fit the larger footprint
- Must be located in far western part of North Adams – leaving no schools in eastern portion
- Significantly increased busing costs over time
- Phasing will be difficult – must move Greylock students during construction
- Lose city landmark (Conte) and reduces activity near downtown core

#2: Reno / Add Greylock & Reno / Add Sullivan



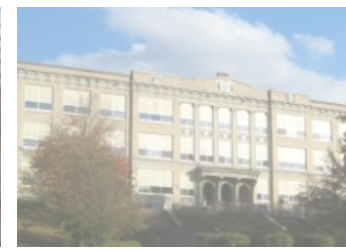
Strengths

- Reusing two existing schools
- Keeps two neighborhood schools – one on the east side of city and one on west side of city
- Reduced long-term busing costs

Weaknesses

- Phasing will be very difficult – must move Greylock & Sullivan students during construction
- Renovated schools might not be as energy efficient as new schools
- Lose city landmark (Conte) and reduces activity near downtown core
- Renovating Sullivan will be expensive due to steep site

#3: Reno / Add Greylock & Reno Conte



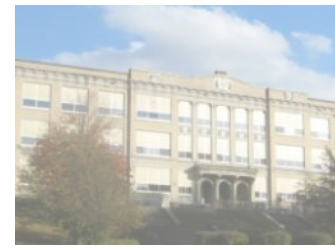
Strengths

- Reusing two existing schools
- Keeps two neighborhood schools – one on the east side of city and one on west side of city
- Reduced long-term busing costs
- Slightly lower Construction Costs
- Saves city landmark (Conte) and puts more activity near downtown core

Weaknesses

- Must move Greylock students during construction, or sequence after Conte is done
- Renovated schools might not be as energy efficient as a new school
- If the 60's portion of the school is preserved, the structural T's **must** be addressed

#4: Reno Conte & New 310 at Greylock



Strengths

- Reusing one existing school
- Keeps two neighborhood schools – one on the east side of city and one on west side of city
- Reduced long-term busing costs
- Saves city landmark (Conte) and puts more activity near downtown core
- New, energy efficient, long-lasting building at Greylock site
- No phasing problems
- Both sites can be worked on at the same time, reducing construction timelines & costs
- Easier to incorporate desired “cluster” format at new 310 school

Weaknesses

- Renovated school (Conte) might not be as energy efficient as a new school
- Environmental impact of using new materials and demolishing an existing structure (Greylock)
- Slightly higher Construction Costs

Preliminary LEED Scores:

Construction Type	Y	?	N	Likely Level	Significant Factors	
New 620 or 310 Pupil School	47	40	23	Silver	1001	Potentially More Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views
Add / Renovate Greylock and/or Sullivan	42	43	25	Silver	5100	Potentially Less Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views
Renovate Conte	53	40	17	Gold	5381	Potentially Less Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views

Conte Middle School: Historic Precedents



MCLA Murdock
Hall: \$ 8.8mil
DCAM restoration



Mass MoCA: world
famous historic reuse



McDevitt Middle
School, Waltham

Building Committee Preference:

#4 - Reno Conte & New 310



Best option for the District:

- No phasing; can be all done at once without moving students
- Addresses academic and special education needs
- Applies latest educational thinking to the K-7 model
- Solves facility issues for many years

Best option for the City:

- No sprawl: brings students and staff back to the city
- Economic investment in urban structure
- Consistent with goals and aspirations of current administration: celebrate history and be “green”
- Nicely balances improvements to east and west sides of the city



The preferred schematic will provide North Adams K-7 pupils with improved schools in a cost effective, educationally sound manner.

Thank you.